

ALCIDE MICHAUD AND GERALDINE M. MICHAUD

TRANSFER
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003939

RE TRAYS
TO
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of 88 Drummond Avenue, City of Waterville, County of Kennebec and State of Maine
(being ~~unmarried~~) for consideration paid, grant to said

ARTHUR H. TURMELLE AND CONSTANCE R. TURMELLE

of 9 Birch Street, City of Waterville, County of Kennebec and State of Maine,
with **warranty covenants**, as joint tenants, the land in Waterville, State of Maine and Kennebec
County

A certain lot or parcel of land, together with the buildings thereon, situate
in City of Waterville, County of Kennebec and State of Maine, comprised of the two
contiguous parcels bounded and described as follows, to wit:

PARCEL I

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BEGINNING at a stone bound in the ground at the southwest corner of intersec-
tion of Ticonic Street and Kelsey Street; thence southerly along the westerly line
of Ticonic Street a distance of 94 feet to an iron pin driven into the ground;
thence turning an inside angle of 85° - 03' to the right and a distance of 70 feet
along the south line of land now or formerly owned by Henry Jacobson, et.al., to
an iron pin driven into the ground; thence turning an inside angle of 92° - 15'
to the right and a distance of 94 feet to an iron pin in the south line of Kelsey
Street; thence turning an inside angle of 87° - 45' to the right and a distance
of 66 feet southeasterly along the southerly line of Kelsey Street to the stone
bound and point begun at.

EXCEPTING the certain land and premises conveyed to Cedric Huntington by
Warranty Deed of Alcide Michaud and Geraldine M. Michaud dated April 4, 1986, and
recorded in Book 2929, Page 339 of the Kennebec County Registry of Deeds, more
particularly described as follows: commencing at a monument set in the ground at
the line of the intersection of Kelsey Street and Ticonic Street, so-called;
thence, South 27° - 53' West for 48.3 feet along the westerly line of Ticonic
Street to a pin set in the ground; thence, North 61° - 37' West for 68.2 feet to
a pin set in the ground; thence, North 30° - 38' East for 55.2 feet to a pin set
in the ground; thence, South 53° - 40' East for 60.0 along the southerly line of
Kelsey Street to the point of beginning.

ALSO EXCEPTING the certain easement rights, if any, reserved by predecessors-
in-title and more particularly described as follows: (1) the right to use that
portion of land bordering the westerly line between the buildings now or formerly
owned by Henry Jacobson and Phyllis Westerman at the line to maintain such build-
ings; and, (2) the right of Henry Jacobson and Phyllis Westerman, their heirs and
assigns, to the use of the land located adjacent to the southerly line of the
above-described premises for the purposes of ingress and egress of vehicles to
land now or formerly of the said Henry Jacobson and the said Phyllis Westerman and
lying next westerly of the above-described premises.

ALSO CONVEYING the right to use the land between the building of the said
Henry Jacobson and the said Phyllis Westerman and the westerly boundary as de-
scribed in this Deed for the purpose of maintaining the building of the said
Grantees herein, and reference is made to the certain Warranty Deed of the said
Henry Jacobson and the said Phyllis Westerman dated January 30, 1959, and recorded
in Book 1143, Page 011 of the Kennebec County Registry of Deeds as pertains to
said right.

MEANING AND INTENDING to convey the remainder portion of the said land and
premises conveyed to Alcide Michaud and Geraldine M. Michaud by Warranty Deed of
Ronald C. Gaulin and Joan M. Gaulin dated January 7, 1972, and recorded in Book
1571, Page 733 of the Kennebec County Registry of Deeds; as supplemented by the
certain conveyances to Alcide Michaud and Geraldine M. Michaud by the Release Deeds
of Norman Roy, duly appointed personal representative of the Estate of Alice C.
Bushey, dated July 5, 1985, and recorded in Book 2929, Page 336 of Kennebec County
Registry of Deeds, of Ruth Bushey Pullen dated October 24, 1985, and recorded in

Book 2929, Page 334, of Arlene Bushey dated July 1, 1985, and recorded in Book 2929, Page 337, of Elizabeth Bushey Downs dated January 19, 1986, and recorded in Book 2929, Page 332, of Bernard Bushey dated December 27, 1985, and recorded in Book 2929, Page 333, of Norman L. Bushey dated November 22, 1985, and recorded in Book 2929, Page 338, of Aquila Charles Bushey dated November 11, 1985, and recorded in Book 2929, Page 335, and of Robert Bushey dated February 14, 1986, and recorded in Book 2929, Page 331 of the Kennebec County Registry of Deeds.

PARCEL II

BEGINNING at an iron pipe set in the ground on the westerly line of Ticonic Street, so-called, at the southwest corner of the parcel hereinabove described; thence, on a course of South 27° - 53' West for 40 feet along the west line of Ticonic Street to a pin set in the ground; thence, on a course of North 60° - 58' West for 75.9 feet along the northerly line of land of or formerly of Nathan W. Raynes, et.ux., to a pin set in the ground; thence, on a course of North 30° - 33' East for 44.5 feet along land formerly of Alfred A. Lessard, Jr., to a pin set in the ground; thence, on a course of South 57° - 31' East for 74.0 feet along the southerly line of the parcel hereinabove described, to the point of beginning. Reference is made to the certain survey plan by Rowe and Ellis Surveyors dated June, 1979, entitled "Property of Alcide Michaud".

BEING the same land and premises conveyed to Alcide Michaud and Geraldine M. Michaud by Warranty Deed of Samuel L. Pachowsky dated September 8, 1978, and recorded in Book 2145, Page 121 of the Kennebec County Registry of Deeds.

~~joins as grantor and releases all rights by descent and all other rights.~~ wife of said grantor,

Witness our hands and seals this 1st day of March 1991

Alcide Michaud
ALCIDE MICHAUD

Geraldine M. Michaud
GERALDINE M. MICHAUD

The State of Maine

KENNEBEC ss.

March 1, 1991

Then personally appeared the above named

ALCIDE MICHAUD AND GERALDINE M. MICHAUD

and acknowledged the foregoing instrument to be their free act and deed,

Before me,

[Signature]
Justice of the Peace - Attorney at Law - Notary Public
[Seal]

ATTEST: Hannah C. [Signature]
REGISTER OF DEEDS

1991 MAR -4 AM 9:00

RECEIVED KENNEBEC SS.